

**LANDLORD/TENANT COMMITTEE**  
**Memorandum of Committee Minutes**

TO: All Landlord Tenant Committee Members  
The Florida Bar – Real Property, Probate and Trust Law Section

FROM: Lloyd Granet, Chair

RE: July 31, 2014 Meeting Minutes

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The Committee Chair, Mr. Lloyd Granet, convened the meeting at 3:00 PM.

Those attending the meeting either in person or via teleconference are shown on Attachment 1.

1. WELCOME AND INTRODUCTIONS: Mr. Granet welcomed committee members and recognized Brenda Ezell's appointment to serve as co-Vice Chair of the Committee with Rick Eckhard.

2. APPROVAL OF PRIOR MINUTES: The minutes for the committee meeting held on May 29, 2014, were presented for approval and were approved unanimously.

3. CLE PRESENTATION: Jane Cornett, Esq., a shareholder of the Becker & Poliakoff Community Association Practice Group and co-managing shareholder of the firm's Stuart office, and Howard Perl, Esq., a shareholder of Becker & Poliakoff, presented an introduction to the legal issues regarding the use of service animals and emotional support animals from a landlord-tenant perspective.

Ms. Cornett and Mr. Perl provided a U.S. Department of Housing and Urban Development memorandum that contains a comprehensive discussion on the topic of service animals and emotional support animals. The memorandum is posted on the Committee's website in the CLE tab under Service Animals and Emotional Support Animals materials.

4. CHAIR'S REPORT: Mr. Granet commenced a discussion regarding the treatment of Florida Statute § 713.10 by different title companies. The Fund's position is that it will not rely on notices pursuant to the statute. If the statute is not fulfilling its intended purpose, then it may need to be revised. Mr. Granet requested that committee members volunteer to create a list of questions and poll title companies to obtain their positions on this issue in an effort to determine if further action is required.

5. CURRENT BUSINESS: Due to positive feedback from the Cell Tower Ground and Site Leasing CLE presentation at the meeting on May 29, 2014, the Committee will be preparing a second CLE on the topic of long-term control of cell tower sites.

The Committee is also initiating an intra-committee CLE on the subject of estoppel letters and their impact on various aspects of real property law. Brenda Ezell volunteered to chair this project. Mr. Granet asked for suggestions as to additional potential programs of interest.

6. CASE DISCUSSION/OPEN FORUM: A case law update on *Dirico v. Redland Estates, Inc.*, Case No.: 3D12-3132 (Fla. Third DCA, May 7, 2014), was provided by Gioia DeCarlo. The update discussed ambiguity in drafting contracts.

7. ADJOURN: There being no further business, the meeting was adjourned at 3:55 PM.

**ATTACHMENT I**  
**ATTENDANCE ROSTER**  
**LANDLORD TENANT COMMITTEE MEETING – 7/31/2014**  
**THE BREAKERS, PALM BEACH, FL**

7/31/2014 14:59:53	By Teleconference	Troy Finnegan
7/31/2014 15:01:07	In Person	Marcia Tabak
7/31/2014 15:01:59	By Teleconference	Lainie Simon
7/31/2014 15:02:51	By Teleconference	David Weisman
7/31/2014 15:03:53	By Teleconference	Alberto M. Cardet
7/31/2014 15:04:57	In Person	Michael Grant
7/31/2014 15:05:38	By Teleconference	Shaunda L. Brown
7/31/2014 15:06:15	In Person	John Neukamm
7/31/2014 15:06:37	In Person	Lloyd Granet
7/31/2014 15:08:52	In Person	Salome Zikakis
7/31/2014 15:08:55	In Person	Robert M. Schwartz
7/31/2014 15:09:40	In Person	Brenda Ezell
7/31/2014 15:11:52	By Teleconference	Beverly Barnett
7/31/2014 15:15:28	By Teleconference	Gioia DeCarlo
7/31/2014 15:27:33	In Person	Trey Goldman
7/31/2014 16:15:17	In Person	Joseph P. George
8/6/2014 9:16:00	In Person	Kathrine Lupo
8/7/2014 15:43:27	In Person	Arlene Udick
	In Person	Richard Eckhard